

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-O and Dr 5.5 zone to an O-1 Office Building zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

JAMES E. CUMBER JR. BUL 301-661-4384
301-438-3982

JECCO COMPANY INC.

Consultants

REALTORS
INVESTORS
MORTGAGE BANKERS
CONSTRUCTION MANAGERS

OLD HARFORD RD.
AND ELLEN AVE.
BALTO. MD. 21234

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Margaret S. Sheeler
Signature Margaret S. Sheeler
Address Ramona S. Burns
(Type or Print Name) Robert E. Shock, Jr.
City and State 304 Melancton Avenue 252-4379
Also see signatures on back
Attorney for Petitioner: Baltimore County, MD. 21093
(Type or Print Name) Address Phone No.
Signature Baltimore County, MD. 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address Jecco Company, Inc.
City and State 661-4394
Attorney's Telephone No.: Baltimore, MD. 21234
Address Phone No.

BAC-Form 1

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Members

Bureau of Engineering

Department of Traffic Engineering

State Police Commission

Bureau of Site Planning

Health Department

Freight Plan

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Richard Cumbaste
Jecco Company, Inc.
Old Harford Rd and Ellen Ave
Baltimore, Maryland 21234

RE: Item No. 12 (Cycle 1 - April-October 1981)
Petitioner: Margaret S. Sheeler, et al
Reclassification Petition

Dear Mr. Cumbaste:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the 1st 1980-84 zoning cycle.

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before May 29th. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject property, presently improved with a dwelling and a number of accessory buildings, is located on the east side of York Road south of Haddington Road in the 8th election district. Adjacent properties surrounding this site to the north, east, and southeast are improved with individual dwellings, while commercial uses exist immediately to the south and west along York Road.

Because of your clients' proposal to rezone this property from R-O and D.R.5.5, this hearing is required. As stated in my original conversation with you, the forms as submitted indicated that the entire property is zoned R-O. However,

Item No.12, Cycle 1
Margaret S. Sheeler, et al
Reclassification Petition
April 29, 1981

since this is not the case, the petition forms were changed to reflect the existing zoning.

Neither the submitted site plans nor the description have been sealed by your engineer. This must be done, and it is requested the beginning point of the description and site plan be referenced from the centerline of Haddington Road.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3591. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: D.S.Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 1, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #12 (Cycle I - April-October 1981)
Property Owner: Margaret S. Sheeler & Ramona S. Burns
E/S York Rd. 120' S. of Haddington Road
Existing Zoning: R-O and D.R. 5.5
Proposed Zoning: O 1
Acres: 4.8 District: 8th

Dear Mr. Reiter:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Melton Avenue, an existing County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way, (Drawing #57-1541, File 5).

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #12 (Cycle I - April-October 1981)
Property Owner: Margaret S. Sheeler & Ramona S. Burns
Page 2
April 1, 1981

Water and Sanitary Sewer:

There are public 12 and 30-inch water mains in York Road, and an 8-inch public water main in Melton Road; there is 8-inch public sanitary sewerage in York Road and Melton Road.

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

S-SE Key Sheet
47 NW 1 Pos. Sheet
NW 12 A Topo
60 Tax Map

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Catlidge
Administrator

March 27, 1981

Mr. Walter Reiter
Chairman Board of Appeals
County Office Bldg.
Towson Maryland 21204

Att: N. Commodari

Re: Cycle I-1981
Meeting of 3/16/81
Item #12
Owner: Margaret S. Sheeler
& Ramona S. Burns
Locations: E/S York Rd
(Rte 45) 120' S. of Haddington Road
Existing Zoning: R-O
Proposed Zoning: O 1
Acres: 4.8
District: 8th

Dear Mr. Reiter,

Any direct access from York Road-Route 45 will require improvement to highway frontage.

This would include channelized entrance, paving and sidewalks.

The proposed right of way along York Road will be 80'.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wiltman

CL-CW/es

RECEIVED
BALTIMORE COUNTY
MAR 31 1 50 PM '81
COUNTY CLERK
BY

My telephone number is 301-659-1350

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3590

STEPHENE COLLINS
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Office of Law
County House
Towson, Maryland 21204

Item No. 12 - ZAC meeting of March 16, 1981
Property Owner: Margaret S. Sheeler & Ramona S. Burns
Location: E/S York Road 120' S. of Haddington Road
Existing Zoning: R-O and DR 5.5
Proposed Zoning: O 1
Acres 4.8
District: 8th

Dear Mr. Reiter:

The existing DR 5.5 and BU zoning for this site can be expected to generate approximately 590 trips per day, and the proposed O 1 zoning can be expected to generate approximately 1,400 trips per day.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSF/bza

LEGAL OWNER'S (continued from front)

GAYLE S. KELLER

NAME

SIGNATURE

HOPE S. MCCAFFREY

NAME

SIGNATURE

SHIRLEY S. HENSCHEN

NAME

SIGNATURE

E. JUNE SHOCK

NAME

SIGNATURE

RONALD G. SHOCK

NAME

SIGNATURE

STATEMENT TO PETITION FOR RE-CLASSIFICATION: SHOCK PROPERTY

8th Election District, York Road in Baltimore County

- (1) Subject property was reclassified in error under the New 1980 Baltimore County Comprehensive Zoning Map, enacted by Baltimore County Council in 1980 to R0 and DR 5.5 zone.
- (2) The Planning Board adoption of the recommended 1980 Comprehensive Zoning Map on March 20, 1980, recommending the subject property be downshifted to R0 and DR 5.5 zone was in error due to the fact said recommendation was made prior to the enactment of County Council Bill No. 167-80 on August 4, 1980, which did create a (0-1) Office Building zone, with the specific intent to be utilized for reclassification zoning of properties such as the subject property existing zoning classification prior to the adoption of the New Comprehensive Zoning Maps of 1980.
- (3) The hereof requested re-classification to 0-1 Office Building Zone will permit the property owners, do to size (4.8 acres) and condition of the property (unimproved land) to economically develop the property in keeping with the Commercial, Business, Office and Residential climate and use of which the subject property is now bounded by. (see maps submitted)
- (4) The hereof requested re-classification to (0-1 Office Building "se) from the presently adopted R0 and Dr 5.5 zone use will provide relief to the owners of the economic hardship now imposed by the present downshift in zoning adopted, and still insure future development of the property in keeping with the Planning Board and Baltimore County Council's full intent under the new zoning maps of orderly growth and development within the County.

This statement is made a part of the Petition for Zoning Re-Classification Filed on March 2, 1981 by Owners of the Subject property.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 23, 1981

Mr. Walter Reiter
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 12
Property Owner: Margaret S. Sheeler & Romona S. Burns
Location: E/S York Rd. 120' S. of Haddington Rd.
Present Zoning: R-0
Proposed Zoning: 0-1

School Situation

School	Enrollment	Capacity	Over/Under
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Comment: No bearing on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 6, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Reiter:

Comment: on Cycle I, #12, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Margaret S. Sheeler & Romona S. Burns
Location: E/S York Road 120' S. of Haddington Road
Existing Zoning: R-0
Proposed Zoning: 0-1
Acres: 4.8
District: 8th

Metropolitan water and sewer are available.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,
Ian V. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

RE: PETITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF APPEALS
from R-0 and D.R. 5.5 to 0-1 Zone
E/S York Rd., 120'
S of Haddington Rd., 8th District : OF BALTIMORE COUNTY

MARGARET SHEELER, et al, : Item 12, Cycle I
Petitioners

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1981, a copy of the foregoing

Order was mailed to Mr. Richard Cumbaste, Jecco Co., Inc., Old Harford Road and

Ellen Avenue, Baltimore, Maryland 21234, Petitioners' representative.

John W. Hession, III
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS RECEIPT
DATE 3/11/81 ACCOUNT 01,712
AMOUNT \$3.00
RECEIVED FROM Paul Ragonese - York Manor Imp. Assn.
FOR: Copies of documents from zoning file Item #12 - Margaret Sheeler, et al
No. 85076
B 0095*****3001a B115F
VALIDATION OR SIGNATURE OF CARRIER



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 19, 1981

Mr. William Hammond cc: Walter Reiter
Zoning Commissioner Chairman of Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Margaret S. Sheeler & Romona S. Burns

Location: E/S York Road 120' S. of Haddington Road

Item No.: 12 Zoning Agenda: Meeting of March 16, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(XX) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300 foot intervals

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter Reiter
Board of Appeals Chairman
Mr. Charles E. Burnham
Plans Review Chief - Permits and Licenses
FROM: Cycle I - 1981
SUBJECT: RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Margaret S. Sheeler and Romona S. Burns
LOCATION: E/S York Road 120' S of Haddington Road
EXISTING ZONING: R-0
PROPOSED ZONING: 0-1
ACRES: 4.8
DISTRICT: 8th

ITEM NO. 12

Permits for all improvements to property shall be required. Sufficient plans and data shall be provided to assist the Permit and License Department to process the permits, in compliance with the Building Code and other Rules and Regulations.

NOTE: All comments are based on data provided on site plan and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the listed information.

Charles E. Burnham
Plans Review Chief

CEB:rrj

CC: Nick Commodari

YORK MANOR

IMPROVEMENT ASSOCIATION, INC.

P. O. BOX 34 - LUTHERVILLE, MD. 21093

May 28, 1981

Mr. William Hackett, Acting Chairman
Baltimore County Board of Appeals
Room 219, Old Courthouse Building
Towson, Maryland 21204

RE: Zoning Re-classification Petition No. 12
Property Owners: Margaret S. Sheeler and
Romona S. Burns "Shock Property"
Location: E/S York Road 120' South of
Haddington Road AKA "Shock Property"
Existing Zonings: R-0 and D.R. 5.5
Proposed Zonings: 0-1
Acres: 4.8 District: 8th

Dear Mr. Hackett:

As President of the York Manor Community Association which is authorized to represent the York Manor Community on zoning matters, I would like to state that we are strongly opposed to any change in zoning on the above referenced property. This property, known well to the staff in the Office of Planning and Zoning, the Office of the Zoning Commissioner, and to the Members of the County Council itself, has long been the object of efforts to have it rezoned for commercial purposes. The "Shock Property", as it has come to be known, penetrates almost 800 feet into the York Manor residential community and has always been zoned D.R. 5.5 except for a strip along York Road which is zoned R-0. Our community, and in particular the majority of residents surrounding the Shock Property parcel have long been on record as being strongly opposed to any zoning re-classification that would threaten the residential character of our community. Those professionals in County Government whose responsibility it is to create the 1980 Comprehensive Zoning Map have been long aware of the nature of the Shock Property; of its relationship to planned responsible growth of the surrounding community's feelings about it; and to the possibilities for reasonable and equitable development of this parcel for the benefit of all concerned.

They have also been aware, in preparing the 1980 Comprehensive Zoning Map, of the various 0-1 zoning, R-0 zoning, and D.R. 5.5 zoning options available to them. The timing of the passage of County Council Bill No. 167-80 on August 4, 1980 did not prevent those responsible for the 1980 Comprehensive Zoning Map from adopting an 0-1 zoning. In fact, the final review of the 1980 Comprehensive Zoning Map continued all the way up to October 4, 1980 when it was finally passed by the County Council. Public meetings were held throughout Baltimore County to allow all interested parties to air their views. The meeting where the agenda included the subject property, was held on Monday, September 8, 1980 at the Pandalistown Senior High School, over one month after enactment of Bill No. 167-80 covering the establishment of the 0-1 zone. The petitioner's assertion that the Planning Board's recommendation (not a recommendation, not an edict!) could not have been changed because the 0-1 zoning legislation had not been passed is clearly contrary to the facts. Furthermore, the R-0 zoning recommendation that was made by the Planning Board did not apply to the entire parcel, as implied by the petitioners, but applied only to a

Mr. William Hackett, Acting Chairman

narrow strip along the York Road corridor. The remainder of the parcel, over four acres, was recommended to remain D.R. 5.5. The R-0 zoning, adopted for the strip along York Road, allows for new construction but only by special exception. This special exception provision reserves a valuable review privilege for the community in its efforts to preserve the quality of our neighborhood.

The petitioners also state that the 0-1 classification will permit development "in keeping with the commercial, business, office, and residential climate and use of which the subject property is bound by". This is grossly incorrect. The property consists of 4.8 acres or nearly 210,000 square feet. Except for the R-0 zoning along York Road which comprises a strip 100 feet wide of approximately 32,000 square feet the property is surrounded entirely, repeat, entirely by D.R. 5.5 type residential dwellings.

The petitioners also claim economic hardship due to the existing zoning. Without addressing directly the question of whether the alleged "economic hardship" is self imposed due to poor timing in developing this parcel, the relevant fact is that this parcel can be developed profitably for D.R. 5.5 residential dwelling units and, furthermore, such development would be the most consistent, least disruptive, and least damaging use of this property to the surrounding community that would still return a reasonable profit to the petitioners, whose cash investment is minimal since they, or members of their family, have been the owners of this parcel for the past fifty years.

The basic points we would like to make in opposition to any change in the existing zoning is that:

1. No mistakes have been made - this parcel has been the object of exhaustive discussion and attention by the County, the petitioners, and the York Manor Community for the past twenty years. Full consideration has been given to the various arguments presented and in the best judgement of experts in the field of planning and zoning the existing zoning has evolved.
2. It is the petitioners' statement that contains errors in fact and their petition is an attempt by them to have the County rectify errors in judgement committed by the petitioners themselves.

We, therefore, earnestly request that the above referenced petitioners' request for rezoning be denied.

We would appreciate being given notice of all hearings and developments relevant to this case so that we may have the opportunity to respond.

Yours truly,

YORK MANOR IMPROVEMENT ASSOCIATION, INC.

Robert C. Moskios, Jr.

RCM/PPR/Im
cc: Zoning Commissioner's Office
At: Mr. Nick Commodari



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
March 18, 1985

James E. Cumbest, Jr.
Jerco Company, Inc.
Old Harford Rd. and Ellen Ave.
Baltimore, MD 21234

Re: Case No. R-82-72
Margaret S. Sheeler, et al

Dear Mr. Cumbest:

Enclosed herewith is a copy of an Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Margaret S. Sheeler, et al
Robert C. Moskios, Jr.
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Board of Education

IN THE MATTER :
OF THE APPLICATION OF :
MARGARET S. SHEELER, ET AL :
FOR RECLASSIFICATION FROM :
R.O. and D.R. 5.5 to O-1 :
E/S YORK ROAD 120' :
S. OF HADDINGTON ROAD :
8th DISTRICT :
BEFORE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
NO. R-82-72

ORDER OF DISMISSAL

Petition of Margaret S. Sheeler, et al for reclassification from R.O. and D.R. 5.5 zones to an O-1 zone on property located on the east side of York Road 120 feet south of Haddington Road, in the Eighth Election District of Baltimore County.

WHEREAS, by letter dated January 25, 1985, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County Attorney's office stating that any zoning case requesting reclassification of property pending before the Board on the date the new zoning maps are adopted is moot; and

WHEREAS, the Board has not received a reply from its letter of January 25, 1985, within thirty (30) days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within petition.

IT IS HEREBY ORDERED, this 18th day of March, 1985, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans
Keith S. Franz
Keith S. Franz

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 481-4100

February 27, 1981

DESCRIPTION OF PROPERTY OF:

Margaret S. Sheeler, Evelyn S. Ford, Robert E. Shock, Jr.,
E. June Shock, Shirley S. Henschen, Gayle S. Keller,
Hope S. McCaffrey, Ramona S. Burns and Ronald G. Shock.

FOR RECLASSIFICATION

Beginning for the same on the East side of York Road 66 feet wide, 138 feet South of the Centerline of Haddington Road and running thence and leaving East side of York Road, 1) North 76°30' East 794.00 feet, 2) South 32°53' West 514.60 feet, 3) South 80°00' West 422.00 feet to the East side of York Road, thence binding northerly along same, 4) North 13°40' West 320.00 feet to the place of beginning. Containing 4.8 acres of land more or less.

Being all that lot of ground designated as Parcel No. 1 and conveyed to the above parties by deed dated December 19, 1974 and recorded in the Baltimore County Land Records in Liber E.H.K.Jr 5498 at folio 497.



REVISED PLANS

JUN 8 REC'D
cycle 1
Item 412

CIVIL ENGINEERS • SITE PLANNERS

STATEMENT TO PETITION FOR RE-CLASSIFICATION

SHOCK PROPERTY

8th Election District York Rd Balto County

- (1) Subject property was reclassified in error under the New 1980 Baltimore County Comprehensive Zoning Map, enacted By Baltimore County Council in 1980.
- (2) The Planning Board adoption of the recommended 1980 comprehensive Zoning Map on March 20, 1980, recommending the subject property be downshifted to (R0-Residential Office zone) was in error do to the fact said recommendation was made prior to the enactment of County Council Bill No-167-80 on August 4, 1980, which did create a (O-1 Office Building zone, with the specific intent to be utilized for reclassification zoning of properties such as the subject property existing zoning classification prior to the adoption of the New Comprehensive Zoning Maps of 1980.
- (3) The hereof requested re-classification to O-1 Office Building Zone will permit the property Owners, do to size (4.8 acres) and condition of the Property (unimproved Land) to economically develop the property in keeping with the Commercial, Business, Office and Residential climate and use of which the subject property is now bounded by. (see maps submitted)
- (4) The hereof requested re-classification to (O-1- Office Building use) from the presently adopted (R0-Residential Office) use will provide relief to the Owners of the economic hardship now imposed by the present downshift in zoning adopted, and still insure future development of the property in keeping with the Planning Board and Baltimore County Council's full intent under the new zoning Maps of orderly growth and development within the County.

This statement is made a part of the Petition for Zoning Re-Classification Filed on March 2, 1981 By Owners of the Subject property

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101676

DATE 10/19/81 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM James E. Cumbest, Jr.

FOR Filing Fee for Case #R-82-72 (Sheeler)

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RE-CLASSIFICATION

8th DISTRICT

ZONING: Petition for Reclassification
LOCATION: East side of York Road, 138 ft. South of Haddington Road
DATE & TIME: Wednesday, October 21, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

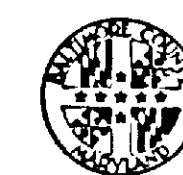
Present Zoning: R.O. & D.R. 5.5
Proposed Zoning: O-1

All that parcel of land in the Eighth District of Baltimore County

Being the property of Margaret S. Sheeler, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, October 21, 1981 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 25, 1985

James E. Cumbest, Jr.
Jerco Company, Inc.
Old Harford Road & Ellen Avenue
Baltimore, MD 21234

Re: Case No. R-82-72
Margaret S. Sheeler, et al

Dear Mr. Cumbest:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

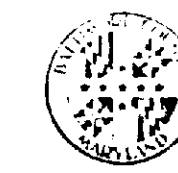
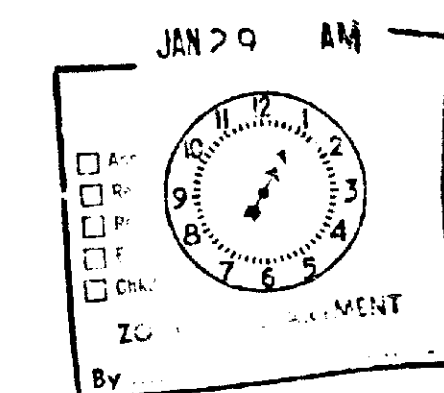
Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:ie

cc: Margaret S. Sheeler, et al
Robert C. Moskios, Jr.
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Board of Education



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

November 13, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. Richard Cumbaste
Jerco Company, Inc.
Old Harford Rd. & Ellen Avenue
Baltimore, Maryland 21234

RE: Petition for Re-classification
E/S York Rd., 138' S of Haddington Rd.
Margaret S. Sheeler, et al - Petitioners
Case #R-82-72

Dear Mr. Cumbaste:

This is to advise that \$51.31 is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. All bills must be paid before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:k1.

